

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7 Grafton St., Chevy Chase	Meeting Date:	4/10/2019
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/3/2019
Applicant:	Robert and Patricia Baptiste	Public Notice:	3/27/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/13-19I	Staff:	Dan Bruechert
PROPOSAL:	Site Wall Construction		

STAFF RECOMMENDATION:

- ☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1892-1916

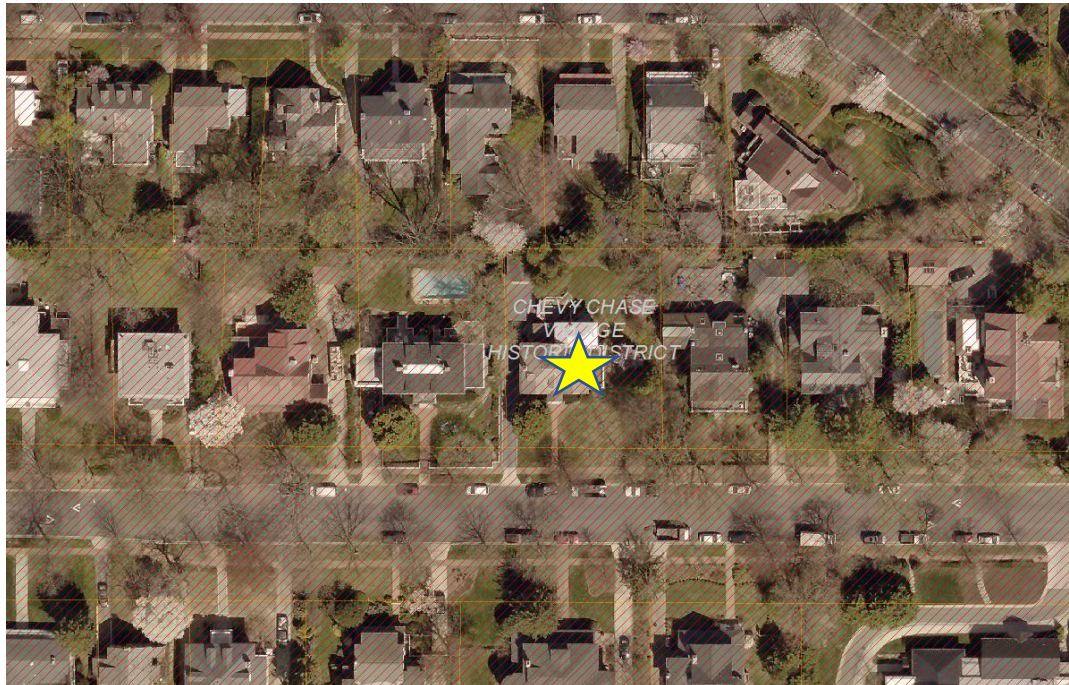


Figure 1:

PROPOSAL

The applicant proposes to construct a free-standing 3' (three foot) tall stone wall in the northeast (right rear) corner at the rear lot. The wall is 23' (twenty-three feet) in total length. The wall will be 2' (two feet) from the property boundary and will not impact any existing trees.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located;

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (3); having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Pat+Baptiste@gmail.com Contact Person: Patricia Baptiste
Daytime Phone No.: 301-654-7825
Tax Account No.: 03457082
Name of Property Owner: Robert + Patricia Baptiste Daytime Phone No.: 301-654-7825
Address: 7 Grafton St. Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: Flavio & Sons Phone No.: 240-765-8744
Contractor Registration No.: MHC 128334
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7 Street: Grafton St
Town/City: Chevy Chase Nearest Cross Street: Conn. Ave
Lot: 14 Block: 25 Subdivision: 009
Liber: 4937 Folio: 810 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☒ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 3' feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☒ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Patricia Baptiste
Signature of owner or authorized agent

2/25/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The area for which an HAWP is requested is currently at the far extreme rear, east corner of the property, over 50' from the north-east rear corner of the house. The area planned for the wall is currently faced on the two sides by the unattractive, 6' fences of the properties at 2 Hesketh Street and 5 Grafton Street

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

We propose to install a 3' free-standing, masonry wall, faced with stone, at the rear northeast corner of the property. The wall will be 2' off the property line (entirely within our property) and will measure approximately 12' at the northern face and 11' at the eastern face.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

materials - block, stone face

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

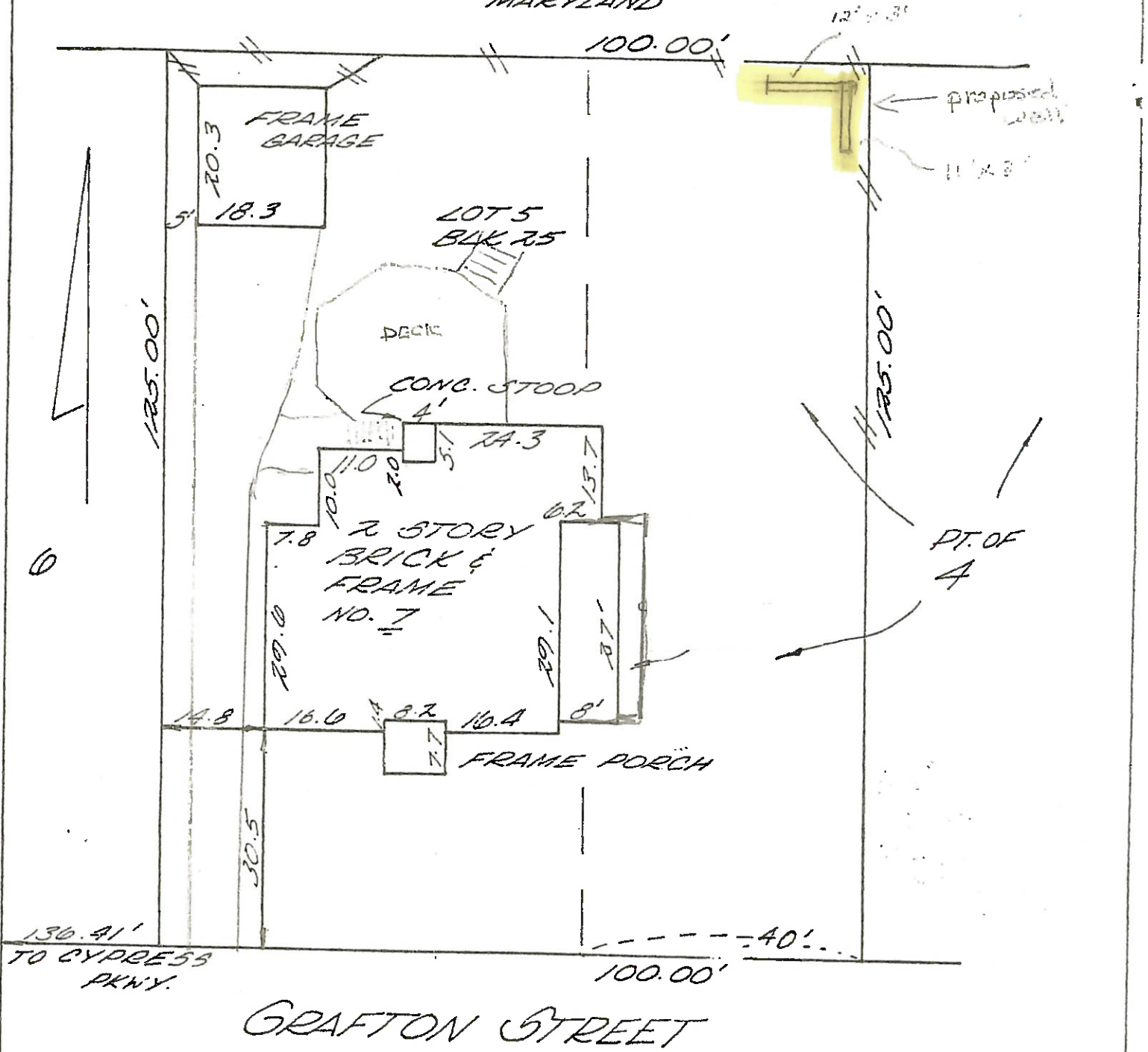
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Baptiste
7 Grafton St
p 2

NOTE: This survey for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this survey.

LOCATION OF HOUSE
LOT 5 + PART OF LOT 4 SECTION 2
CHEVY CHASE BLOCK 25
MONTGOMERY COUNTY
MARYLAND



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

Harry D. Blanchard
REGISTERED LAND SURVEYOR MD. # 7185

REFERENCES

PLAT BK. *B*
PLAT NO. *48*

LIBER

FOLIO

ELDON E. SNIDER & ASSOCIATES



LAND SURVEYORS

LAND PLANNING CONSULTANTS

2 PROFESSIONAL DRIVE
GAITHERSBURG, MD.
SUITE 216 946 5100

DATE OF SURVEYS

WALL CHECK:

HSE. LOC. *4-12-77*

BOUNDARY:

SCALE: *1" = 20'*

DRAWN BY: *R.B.*

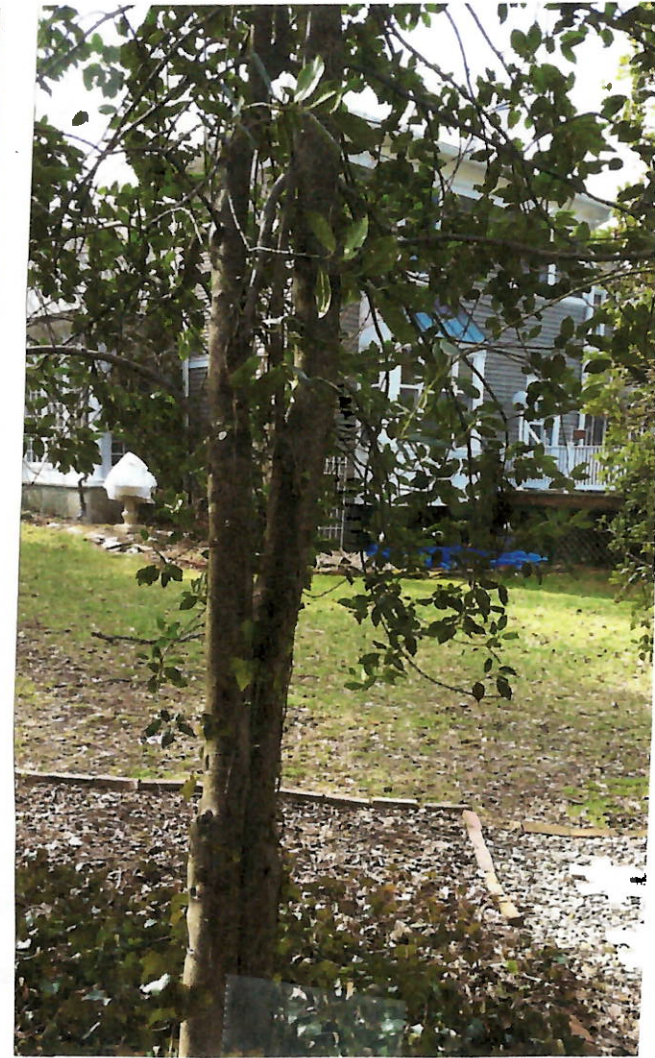
JOB NO.: *77-575*



view to ↗
north



view to ↗
East



View of house
from location
of proposed
wall



location of
proposed wall

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7 Grafton St
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

7 Grafton St
 Chevy Chase, MD 20815

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

9 Grafton St
 Chevy Chase, MD 20815

5 Grafton St
 Chevy Chase MD 20815

10 Grafton St
 Chevy Chase MD 20815

2 Hesketh St
 Chevy Chase MD 20815

4 Hesketh St
 Chevy Chase MD 20815

6 Hesketh St
 Chevy Chase MD 20815